

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	14			
Program Progress:							
% of Funds Committed	99.57 %	97.48 %	3	96.45 %	79	76	
% of Funds Disbursed	94.05 %	91.62 %	3	87.93 %	80	76	
Leveraging Ratio for Rental Activities	2.52	7.09	12	4.73	27	32	
% of Completed Rental Disbursements to All Rental Commitments***	86.55 %	92.95 %	10	83.38 %	28	27	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.36 %	80.81 %	11	70.15 %	52	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.27 %	93.22 %	11	80.67 %	63	58	
% of 0-30% AMI Renters to All Renters***	53.59 %	62.95 %	11	45.30 %	69	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.69 %	98.93 %	11	95.32 %	47	48	
Overall Ranking:			In State:	11 / 14	Nationally:	61 59	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,254	\$25,299		\$26,635	153 Units	13.10 %	
Homebuyer Unit	\$16,267	\$19,916		\$14,938	484 Units	41.40 %	
Homeowner-Rehab Unit	\$23,710	\$20,569		\$20,675	532 Units	45.50 %	
TBRA Unit	\$0	\$1,763		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pierce County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,001	\$96,789	\$58,372
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	67.5	79.2	89.5	0.0	Single/Non-Elderly:	18.5	22.7	15.4	0.0
Black/African American:	12.6	7.1	4.7	0.0	Elderly:	18.5	1.9	35.2	0.0
Asian:	5.3	1.5	0.9	0.0	Related/Single Parent:	36.4	28.3	16.2	0.0
American Indian/Alaska Native:	3.3	2.1	0.8	0.0	Related/Two Parent:	14.6	40.1	22.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.8	0.2	0.0	Other:	11.9	7.1	9.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.4	0.0	0.0					
Asian/Pacific Islander:	6.0	1.7	2.1	0.0					
ETHNICITY:									
Hispanic	5.3	7.3	1.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.5	19.5	37.8	0.0	Section 8:	37.7	1.7 [#]		
2 Persons:	27.2	19.1	24.2	0.0	HOME TBRA:	0.0			
3 Persons:	23.2	17.9	14.8	0.0	Other:	11.9			
4 Persons:	6.0	22.5	10.3	0.0	No Assistance:	50.3			
5 Persons:	9.3	12.7	7.0	0.0					
6 Persons:	2.6	5.2	3.6	0.0					
7 Persons:	1.3	1.0	0.9	0.0					
8 or more Persons:	0.0	2.1	1.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				11

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pierce County State: WA Group Rank: 61
 (Percentile)
 State Rank: 11 / 14 PJs Overall Rank: 59
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	86.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	74.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.69	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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